

LOT 1- MARKET RATE PARCEL

ZONING INFORMATION

USE: MULTI RESIDENCE DEVELOPMENT (PERMITTED USE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	7,000 S.F. PER UNIT	6,991 SF
2	MINIMUM LOT WIDTH	250 FEET	N/A
3	MINIMUM FRONT SETBACK	40 FEET	N/A
4	MINIMUM SIDE SETBACK	40 FEET / 90 FEET	90 FEET
5	MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET
6	MAXIMUM DEVELOPMENT COVERAGE	20 PERCENT	N/A
7	SANITARY SEWAGE	PUBLIC	PUBLIC
8	WATER SUPPLY	PUBLIC	PUBLIC
9	MINIMUM REAR YARD SETBACK	60 FEET	68 FEET

HOUSING UNIT MIX CHART

MARKET RATE

APARTMENT UNITS 264

TOTAL UNITS 264

BULK TABLE

LOT 1: 1,403,990± S.F. / 32.24 AC.

BUILDING COVERAGE: 105,236 S.F. / 1,403,990 = 7.50%

PAVEMENT COVERAGE: 239,472 S.F. / 1,403,990 = 17.05%

OPEN SPACE: 1,059,282 S.F. / 1,403,990 = 75.45%

DENSITY CALCULATIONS

OVERALL TRACT - 3,040,868± S.F. / 69.81 AC.
TOTAL NO. UNITS 435

DENSITY CALCULATION - 6,991 SF / UNIT

LOT 1 1,403,990± S.F. / 32.24 AC. 1
TOTAL NO. UNITS 264

DENSITY CALCULATION - 5,318 SF / UNIT

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HOUSING UNIT MIX CHART

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APARTMENT UNITS

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TOTAL UNITS

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DENSITY CALCULATIONS

OVERALL TRACT -

3,040,868± S.F. / 69.81 AC.

TOTAL NO. UNITS

435

DENSITY CALCULATION -

6,991 SF / UNIT

LOT 1

1,403,990± S.F. / 32.24 AC.

TOTAL NO. UNITS

264

DENSITY CALCULATION -

5,318 SF / UNIT

LOT 2- MILITARY PARCEL

ZONING INFORMATION

USE: SINGLE UNIT (PERMITTED USE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	7,000 S.F. PER UNIT	N/A
3	MINIMUM FRONT SETBACK	35 FEET	N/A
4	MINIMUM SIDE SETBACK	15 / 30 FEET	N/A
5	MINIMUM REAR SETBACK	40 FEET	40 FEET
USE: TOWNHOUSE (PERMITTED USE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	7,000 S.F. PER UNIT	6,991 SF
3	MINIMUM FRONT SETBACK	30 FEET	N/A
4	MINIMUM SIDE SETBACK	15 FEET	N/A
5	MINIMUM REAR SETBACK	100 FEET	100 FEET
USE: DUPLEX UNITS (PERMITTED USE)			
ITEM #	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM LOT AREA	7,000 S.F. PER UNIT	6,991 SF
3	MINIMUM FRONT SETBACK	35 FEET	N/A
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HOUSING UNIT MIX CHART

MILITARY

SINGLE FAMILY - 4 BEDROOM	3
SINGLE FAMILY DUPLEX	42 (21 DUPLEX)
TOWNHOUSES - 3 BEDROOM	120
TOWNHOUSES - 2 BEDROOM	6

TOTAL UNITS	171 UNITS
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BULK TABLE

LOT 2: 1,636,878± S.F. / 37.57 AC.

BUILDING COVERAGE: 188,006 S.F. / 1,636,878 = 11.49%

PAVEMENT COVERAGE: 268,425 S.F. / 1,636,878 = 16.39%

OPEN SPACE: 1,80,447 S.F. / 1,403,990 = 72.12%

DENSITY CALCULATIONS

OVERALL TRACT -	3,040,868± S.F. / 69.81 AC.
TOTAL NO. UNITS	435
DENSITY CALCULATION -	6,991 SF / UNIT
LOT 2	1,636,878± S.F. / 37.57 AC.
TOTAL NO. UNITS	171
DENSITY CALCULATION -	9,572 SF / UNIT

LOT 2- MILITARY PARCEL

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ITEM #	ITEM	REQUIREMENTS	PROPOSED
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